

070.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

652,200 /

652,200

USE VALUE:

652,200 /

652,200

ASSESSED:

652,200 /

652,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		COLLEGE AVE, ARLINGTON

OWNERSHIP

Owner 1:	STRACHAN LEONARD JR	Unit #:	
Owner 2:	PORRO IRENE		
Owner 3:			

Street 1: 4 COLLEGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	FILLIOS JEAN -
Owner 2:	-

Street 1: 4 COLLEGE AVE

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

NARRATIVE DESCRIPTION

This parcel contains 7,601 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Aluminum Exterior and 1401 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7601		Sq. Ft.	Site		0	70.	0.77	12			Med. Tr	-10					408,259						408,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										44632
										GIS Ref
										GIS Ref
										Insp Date
										11/07/18



USER DEFINED

Prior Id # 1:	44632
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:48:06
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
04/29/19	10:57:03
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,900	0	7,601.	408,300	652,200	652,200	Year End Roll	12/18/2019
2019	101	FV	203,400	0	7,601.	379,100	582,500	582,500	Year End Roll	1/3/2019
2018	101	FV	203,400	0	7,601.	379,100	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	203,400	0	7,601.	332,400	535,800	535,800	Year End Roll	1/3/2017
2016	101	FV	203,400	0	7,601.	303,300	506,700	506,700	Year End	1/4/2016
2015	101	FV	202,400	0	7,601.	268,300	470,700	470,700	Year End Roll	12/11/2014
2014	101	FV	202,400	0	7,601.	253,700	456,100	456,100	Year End Roll	12/16/2013
2013	101	FV	202,400	0	7,601.	241,500	443,900	443,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FILLIOS JEAN	35533-162		5/24/2002		382,000	No	No		
	15272-518		10/1/1983		123,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2012	334	Manual	5,400	C				reface step w/ sto
12/7/2011	1581	Manual	8,517	C				construct stone st
6/28/2004	569	Manual	8,214					re shingle

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	345	PATRIOT
8/14/2002	MLS	MM	Mary M
3/31/2000	Inspected	263	PATRIOT
11/2/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average			SUMP PUMP/SCUTTLE/SINK IN BSMT.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 3 - Aluminum				A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating: Fair													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl: 2	Rating: Average			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1955	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct:	Fact: .			Floor:				Totals				RMs: 5	BRs: 2	Baths: 1	HB: 1			
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26. %		Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall	Functional:			Interior:				1	5	2								
Sec Int Wall:	Economic:			Additions:														
Partition: T - Typical	Special:			Kitchen:														
Prim Floors: 3 - Hardwood	Override:			Baths:														
Sec Floors:	Total:	26.4 %		Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar: 2				General:														
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 070.0-0001-0004.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				